

CALL TO ORDER

Mayor Mazza opened the meeting at 7:00 p.m.

“Sunshine Law” Announcement: Adequate notice of this public meeting has been provided by the Annual Notice; faxed to the Hunterdon Democrat and Courier News; posted on the public bulletin board and on file in the Municipal Clerk’s Office.

FLAG SALUTE

ROLL CALL - Present: Rob Haynes, Matt Severino, Lisa Nargi, Frank Mazza.

Absent: Patricia Dziubek

Others Present: J. Peter Jost, Esq., Township Attorney, John Reymann, P.E., Township Engineer, Ella Malecki Ruta, Township Clerk.

APPROVAL OF MINUTES

a. Regular and Executive Session 1 and 2 Meeting Minutes of October 17, 2007

Mr. Haynes made a motion to adopt said Minutes. Mrs. Nargi seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

TAKEN OUT OF AGENDA ORDER**CORRESPONDENCE**

Mr. Severino mentioned the following:

- Letter from the Freeholders – on November 20th will attend meeting on Hunterdon County Solid Waste Plan Amendment No.18.

TAKEN OUT OF AGENDA ORDER**VISITORS**

Mr. Nargi, Chairman of UT Environmental Commission reported the following:

- collected well water samples for testing from residents; 28 samples submitted
- would like to obtain copies of all property deeds within the municipality to properly mark all conservation easements. Attorney Jost suggested contacting Tax Assessor to start the process.
- septic system on the Hoffman property has failed inspection. New septic system is needed. John Reymann, Twp. Engineer will estimate replacement cost after looking at the property survey.

EXECUTIVE SESSION –Action may be taken following Executive Session

At 7:16 PM, the following resolution was introduced for adoption:

RESOLUTION#2007-153
EXECUTIVE SESSION

WHEREAS, N.J.S.A. 10:4-12 allows for a public body to go into closed session during a public meeting; and

WHEREAS, the Union Township Committee has deemed it necessary to go into closed session to discuss certain matters which are exempt from the public.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Union will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12: Contract Negotiations and Potential Litigation.

Mrs. Nargi made a motion to adopt the above resolution. Mr. Severino seconded. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

At approximately 8:01 PM, Mrs. Nargi made a motion to return to the regular meeting, Mr. Haynes seconded. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

TAKEN OUT OF AGENDA ORDER

PUBLIC HEARING – Voting on the following Ordinance

TOWNSHIP OF UNION

ORDINANCE # 2007-7

AN ORDINANCE AMENDING CHAPTER II, ARTICLE XI, OF THE CODE OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY, AND PROVIDING FOR THE ESTABLISHMENT OF SHARED MUNICIPAL COURTS WITH ANOTHER MUNICIPALITY

Attorney Jost stated that the public hearing on this ordinance was closed at the previous meeting on October 17, 2007. Tonight the Township Committee will vote on Ordinance #2007-7. He also clarified that the above ordinance gives permission, but does not mandate action by the governing body. It is at the discretion of the Committee to make that decision. If the Governing Body decides to enter into a shared service with another municipality, a resolution specifying details has to be adopted.

Mrs. Nargi made a motion to adopt Ord. #2007-7 on 2nd reading. Mr. Severino seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

TAKEN OUT OF AGENDA ORDER

NEW ORDINANCE – 1ST Reading

NOTICE: Please Take Notice that the following Ordinance was adopted on first reading by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, at a meeting held on the 7th day of November 2007. The Ordinance was then ordered to be published according to law. Notice is hereby given that the said Ordinance will be considered for final passage at a public hearing to be held on the 28th day of November 2007, at 7:00 p.m., or as soon thereafter as the matter may be reached, at the Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, at which time all interested parties will be heard.

ORDINANCE # 2007-9

AN ORDINANCE ESTABLISHING A NEW CHAPTER 30-8, SIGNS, IN THE LAND USE CODE OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY, AND REPEALING THE CURRENT PROVISIONS OF CHAPTER 30-8, SIGNS, IN THE LAND USE CODE, OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Attorney Jost read the Ordinance #2007-9 by title and stated that the full copy of the ordinance was distributed to all members of the Committee prior to the meeting. Present Committee members validated Mr.

Jost's statement saying that they read the ordinance and are familiar with its content. Mr. Haynes asked if Union Township Planning Board reviewed the ordinance. Attorney Jost said the Planning Board reviewed it and recommended the ordinance be adopted with minor changes to the first draft.

Mrs. Nargi made a motion to adopt the above ordinance on 1st reading. Mr. Haynes seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.
A copy of the foregoing Ordinance is attached hereto and made a part hereof these minutes.

TAKEN OUT OF AGENDA ORDER
REPORTS RECEIVED

- a. Road Dept.- week ending 10/12/07; 10/19/07; 10/22/07
- b. Tax Collector – October 2007
- c. Construction Dept. – October 2007

TAKEN OUT OF AGENDA ORDER
NEW BUSINESS

- a. The following resolution was introduced for adoption:

RESOLUTION 2007-154
Re: Excavation Bond Release to Toll Brother's Inc.
36 Rupell Road, Clinton, NJ 08809
Block 11.01 Lot 20

WHEREAS, Toll Brother's Inc., did post an excavation bond in the amount of \$500.00 for work performed at Block 11.01 Lot 20 in the Township,

WHEREAS, the work and inspection are complete, and

WHEREAS, the construction department has requested that this bond now be released back to Toll Brother's Inc.

NOW, THEREFORE, BE IT RESOLVED, that the excavation bond of \$500.00 be released to Toll Brother's Inc.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Mrs. Nargi made a motion to adopt above resolution. Mr. Severino seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

- b. The following resolution was introduced for adoption:

RESOLUTION 2007-155
Re: Excavation Bond Refund
ROBERT BEYLECKJIAN, 8 BAILEY FARM ROAD, PITTSTOWN, NJ 08867
BLOCK 22 LOT 31.04

WHEREAS, Robert Beyleckjian, did post an excavation bond in the amount of \$500.00 for work performed at Block 22 Lot 31.04 in the Township,

WHEREAS, the work and inspection are complete, and

WHEREAS, the construction department has requested that this bond now be released back to Robert Beylickjian,

NOW, THEREFORE, BE IT RESOLVED, that the excavation bond of \$500.00 be released to Beylickjian

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Mrs. Nargi made a motion to adopt above resolution. Mr. Severino seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

c. The following resolution was introduced for adoption:

**RESOLUTION #2007-156
HIRING OF ELECTRICAL SUB-CODE OFFICIAL; Kevin L. Fleming**

WHEREAS, David J. Greenhill, had been appointed as Union Township's Electrical Sub-Code Official on temporary basis for 60 days commencing on September 19, 2007 and does not express interest in being reappointed; and

WHEREAS, Kevin L. Fleming is qualified to the position of electrical sub-official/inspector and expressed an interest in same;

THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union to hire Kevin L. Fleming, as Electrical Sub-Code Official/Inspector, effective November 14, 2007, at a salary of \$13,208.00 plus mileage, from the Municipal Building, at the current mileage rate.

Mr. Haynes made a motion to adopt above resolution. Mrs. Nargi seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

d. The following resolution was introduced for adoption:

RESOLUTION #2007-157

**UNION TOWNSHIP, HUNTERDON COUNTY
APPROPRIATION TRANSFER(S)**

Be it resolved by the Township Committee of the Township of Union, County of Hunterdon, State of New Jersey, that there are insufficient funds to meet the demands necessary for the 2007 Budget in the following accounts:

TO:	Contribution to Social Service Agencies	10536020	\$3,000.00
	Construction Official Other Expenses	10519520	500.00
	Street Lighting Other Expenses	10543520	2,000.00
			\$5,500.00

WHEREAS, the following account(s) have sufficient excess funds to meet such demands:

FROM:	Employee Group Insurance	10522020	\$5,500.00
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BE IT RESOLVED that in accordance with the provisions of R.S. 40A:4-58 the Chief Financial Officer is hereby authorized to make the transfer(s) required to meet the obligations of Union Township.

Mr. Haynes made a motion to adopt above resolution subject to clarification from CFO (is the amount of \$3000.00 over expenditure of line item). Mrs. Nargi seconded the motion. Vote – Ayes: Mr. Haynes, Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

e. **Discussion** – 26A Baptist Church Rd/Hoffman Property

Matter discussed under Visitor section of the agenda.

f. **Discussion** – letter to the Freeholders – Milligan Farm

Attorney Jost stated the Hunterdon County Freeholders Office was already contacted on the matter. No further discussion necessary at this time.

g. **Discussion** – Letter of Intent – Paris Grant

It was agreed by the Township Committee that the Union Township will participate in 2008-2009 Paris Grant Program. It will also enter into shared services with the Hunterdon County. A Letter of Intent will be forwarded to the Administrator of the Paris Grant.

h. **Motion to Approve** – Contract with Fitting & Zidd Internet Marketing Agency to manage Union Township website

Due to Mrs. Dziubek absence, the matter was tabled until next Twp. Committee Mtg. Mrs. Dziubek handles the matter.

TAKEN OUT OF AGENDA ORDER
PUBLIC COMMENTS

Sue Sharpe, Hunterdon County Democrat reporter, asked for clarification “permissive not mandatory” statement by Mr. Jost before vote on Municipal Court Ordinance #2007-7. Mr. Jost explained that adoption of the ordinance is to move the issue forward, but a formal resolution has to be adopted to enter into a contract. The issue is still under consideration.

TAKEN OUT OF AGENDA ORDER
REPORTS

a. **Engineer’s Report** – Mr. Reymann mentioned the following:

- Issue with maintenance bond regarding trees at the Sanctuary Development. Attorney Jost will look into the matter and have an update for the next meeting.
- All Departments copied with checklist book. Process to follow the checklist needs to be developed.
- Driveway application form has to be modified to conform to the Township’s ordinance.
- Complaint by Mr. Frace about issuance of the driveway permit to Mr. Bossert. Mayor Mazza will contact Mr. Bossert.

At this time (8:30 PM), Mr. Haynes left the meeting.

b. **Attorney’s Report** – Mr. Jost mentioned the following:

- Was contacted by Mr. DeChellis, attorney for Grand Colonial regarding planting of the 54 trees. They need guidance with placement of trees. Mr. Jost will arrange with Mr. Carl Hintz, Twp. Planner, to assist Grand Colonial.
- c. **Mayor's Report** – Mayor Mazza mentioned the following
 - Resignation letter from Roy Lukasik as a Member of the Union Twp. Planning Board/Board of Adjustment, effective immediately.
- d. **Committee Report**
 - Mrs. Nargi mentioned the following:
 - Including Quakertown Fire Dept. for Executive Session Agenda on December 5th.
 - Clerk to prepare advertisement for a full time administrative assistant position starting in January of 2008.
- e. **Clerk's Report**
 - Quote for Electronic Code Services – will consider in the next year budget
 - November 21, 2007 Twp. Committee Meeting – Motion to cancel.

Mrs. Nargi made a motion to reschedule the next Regular Twp. Committee Mtg. from November 21st to either November 26th or 27th depending on Committee members availability or at the Mayor's discretion. Mr. Severino seconded the motion. Vote – Ayes: Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

PUBLIC COMMENTS

PAYMENT OF THE BILLS – Mr. Severino moved that all claims against the Township of Union as appearing in the Claims Register of this date be paid and that all checks listed hereinafter be issued in payment thereof. Mrs. Nargi seconded. Vote – Ayes: Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion carried.

TAKEN OUT OF AGENDA ORDER OLD BUSINESS

- a. **RESOLUTION #2007-** : 2007-2008 Liquor License Renewal – Pattenburg Entertainment Inc./Pattenburg House
Due to missing documentation from the State to renew the above Liquor Licenses, the above resolution was tabled. It was agreed to take this item off the agenda until all documents are received.

EXECUTIVE SESSION –Action may be taken following Executive Session

At 8:50 PM, the following resolution was introduced for adoption:

RESOLUTION#2007-158 EXECUTIVE SESSION

WHEREAS, N.J.S.A. 10:4-12 allows for a public body to go into closed session during a public meeting; and

WHEREAS, the Union Township Committee has deemed it necessary to go into closed session to discuss certain matters which are exempt from the public.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Union will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12: Personnel.

Mrs. Nargi made a motion to adopt the above resolution. Mr. Severino seconded. Vote – Ayes: Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

At approximately 9:13 PM, Mr. Severino made a motion to return to the regular meeting, Mrs. Nargi seconded. Vote – Ayes: Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

The following action was taken after coming out of Executive Session:

Attorney Jost stated that there has been an indication from UT Municipal Officials of being unable to contact Mr. William Garrison, Recycling Coordinator for the Township. As there is urgent business that needs to be taken care of in that Department and due to inability to locate Mr. Garrison, it has been recommended by the Township Committee that Joseph Peake, Recycling Attendant, be appointed as temporary Acting Recycling Coordinator to fulfill urgent matters in that department until situation of Mr. Garrison is determined.

Mr. Severino made a motion to appoint Mr. Joseph Peake as a temporary Acting Recycling Coordinator. Mrs. Nargi seconded the motion. Vote – Ayes: Mr. Severino, Mrs. Nargi, Mr. Mazza. Motion Carried.

ADJOURNMENT – There being no further business to come before the Township Committee at this time, a motion to adjourn was made by Mr. Severino, seconded by Mrs. Nargi. Motion carried by unanimous favorable roll call vote.

Meeting adjourned at approximately 9:17 PM

Respectfully submitted,

Ella Malecki Ruta, RMC
Municipal Clerk